

Retail Properties

Sherbrooke St. West
Westmount, Quebec

Michael Doroshenko

Real Estate Broker
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Description

- A gem in a metropolitan setting, Westmount has a population of 21,000 residents.
- In 2019, the average home price was 1.8M.
- The retail sector offers the ultimate shopping experience in a village setting with such brands as:

Aesop, Ba&Sh, James Perse, L'Occitane en Provence, Lululemon, Roots Canada, Sarah Pacini, as well as exclusive shops from local Montreal retailers.
- The proximity to services, restaurants, banks, the Vendome metro station, and the McGill University Health Centre is a major asset.



4817 Sherbrooke West

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Westmount, Quebec
H3Z 1G7

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Suite 200	4,010 sq.ft.
Floor Plan PDF	
Asking Rent	\$32/sq.ft. gross
(including CAM and Taxes 2024 Base Year)	
Electricity	Separately Metered



Services Immobiliers F+A Armstrong Inc.
Agence immobilière



4822 Sherbrooke West

482 Sherbrooke West
Westmount, Quebec
H3Z 1G4

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GF

942 sq.ft.

[Floor Plan PDF](#)

Asking Rent

5,000\$/ month

(including CAM and Taxes 2024 Base Year)

Electricity

Separately Metered

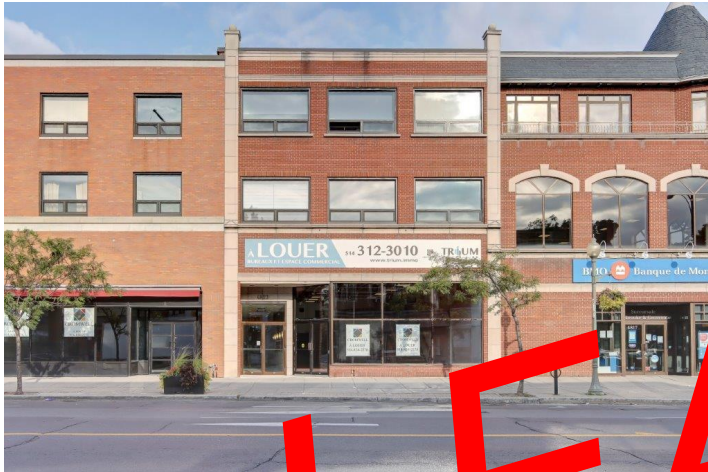


4823 Sherbrooke West

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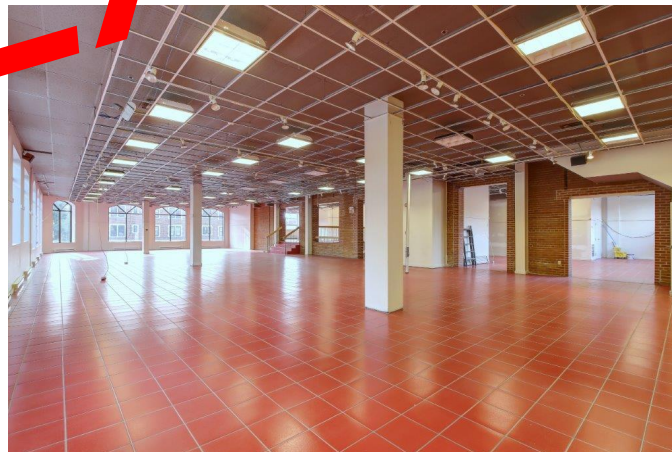
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GF	2,466 sq.ft.
2nd Fl	6802 sq.ft.
Floor Plan PDF	
Asking GF Rent	\$70/sq.ft.
Asking 2nd Fl Rent	\$30/sq.ft.
(including CAM and Taxes 2024 Base Year)	
Electricity	Separately Metered

LEASED



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4858 Sherbrooke West

4858 Sherbrooke West
Westmount, Quebec
H3Z 1H1

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LEASED

Summer 2024

Ground Floor

1,399 sq.ft.

Basement

1,679 sq.ft.

[Floor Plan PDF](#)

Asking Rent

\$7,150/mo

(including CAM and Taxes 2024 Base Year)

Electricity

Metered Separately



CROMWELL

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4868 Sherbrooke West

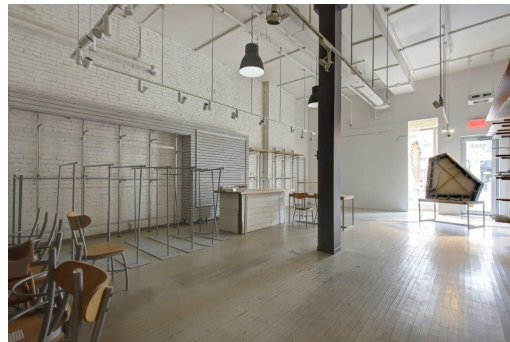
4868 Sherbrooke West
Westmount, Quebec
H3Z 1H1

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Ground Floor	1,500 sq.ft. floor plan pdf
Asking Gross Rent	\$85/sq.ft.
Taxes estimate 2024, municipal \$26.21/sf (actual) school (estimate \$1.25/sf) total \$27.46/sf Operating expenses estimate 2024 \$7.68/sf	
Electricity	Separately Metered
Availability	October 2024



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4880 Sherbrooke West

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Suite 100	1638 sq.ft.
Suite 105	399 sq.ft. available July 2024
Suite 120	LEASED
Suite 140	LEASED
Suite 170	LEASED
Suite 180	LEASED
Suite 190	1,068 sq.ft.
Floor Plan PDF	
Asking Rent	\$30/sq.ft. +GST&QST
(including CAM and Taxes 2024 Base Year)	
Electricity	Separately Metered



4915 Sherbrooke West

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Ground Floor

1,608 sq.ft.

[Floor Plan PDF](#)

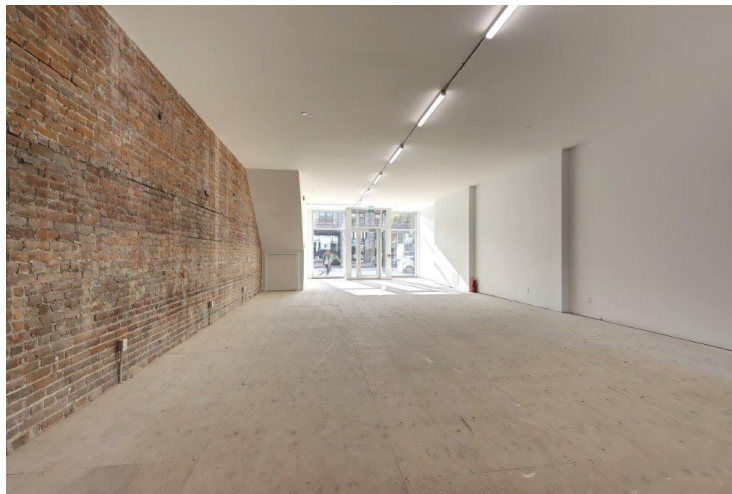
Asking Rent

\$85/sq.ft. + GST&QST

(including CAM and Taxes 2024 Base Year)

Electricity

Separately Metered



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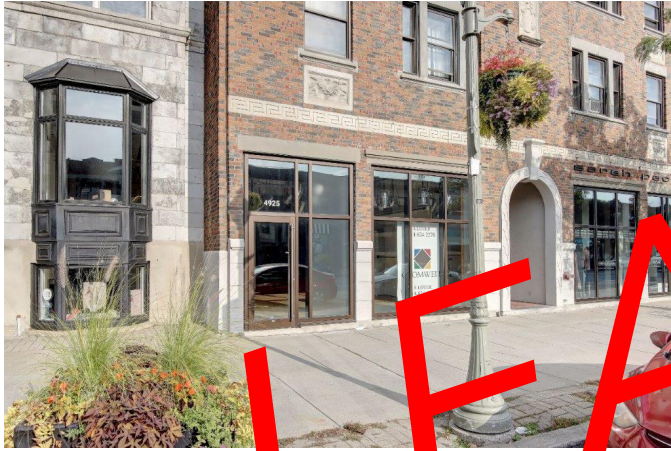


4919-4925 Sherbrooke West

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H3Z 1H2

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Ground Floor

1,492 sq.ft.

Asking Rent

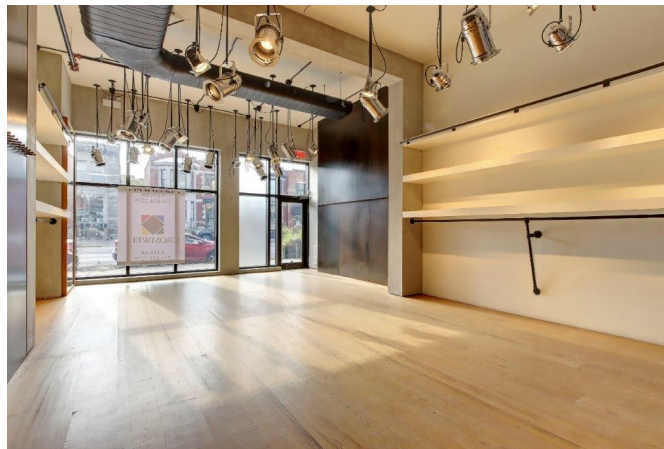
\$10,000/mo

(including Comm and Taxes 2024 Base Year)

Electricity

Separately Metered

LEASED



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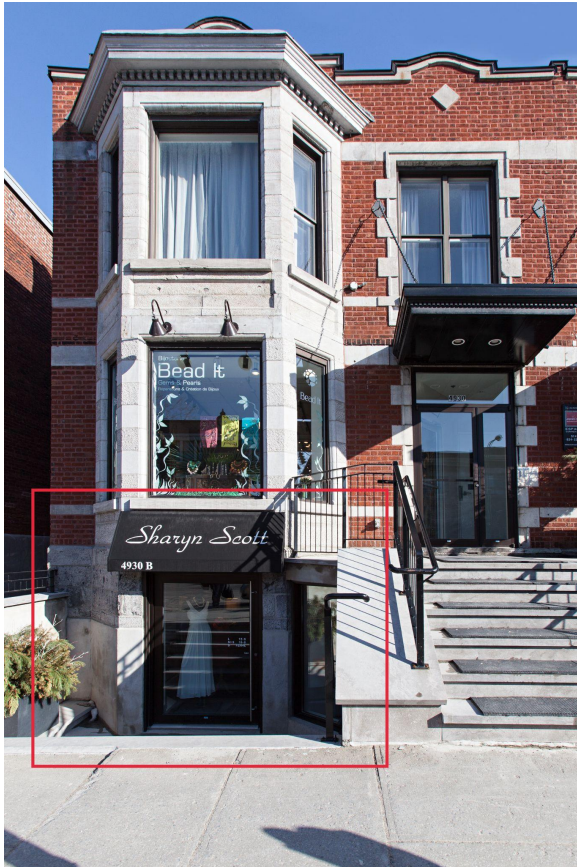


4930B Sherbrooke West

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H3Z 1H2

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Ground Floor	1,569 sq.ft.
Floor Plan PDF	
Asking Rent	\$7500/month +GST/QST/Electric
(including CAM and Taxes 2024 Base Year)	
Electricity	Separately Metered
Available	Immediately



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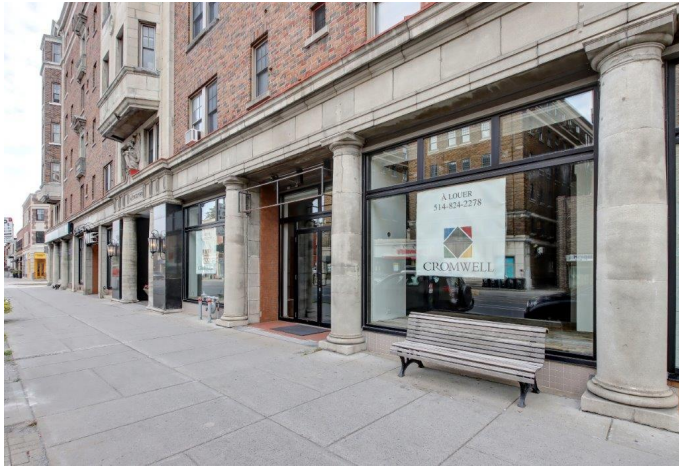


5014 Sherbrooke West

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H4A 1S8

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Ground Floor	3,318 sq.ft.
Basement	556 sq.ft.
Floor Plan PDF	
Asking Rent	\$15,000/m gross
(including CAM and Taxes 2024 Base Year)	
Electricity	Separately Metered



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345 Victoria Ave.

345 Victoria Ave.
Westmount, Quebec
H3Z 2N1

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LEASED

Description

- completely renovated building in beautiful Victoria Village in Westmount
- subdividable from 1,700 sq. ft.



View from the 6th Floor



CROMWELL

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Suite 402	1,555 sq.ft. floor plan pdf
Suite 500	LEASED
Suite 600	LEASED
Asking Rent	\$40/sq.ft. gross +GST&QST
(including CAM and Taxes 2024 Base Year)	
Electricity	Included



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357 Victoria Ave.

357 Victoria Ave.
Westmount, Quebec
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LEASED

Asking Rent	sq.ft.
(Including CAM and Taxes (2024 Base Year))	
Electricity	Included



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386 Victoria Ave.

386 Victoria Ave.
Westmount, Quebec
H3Z 2N4

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Ground Floor

1173 sq.ft.

[Floor Plan PDF](#)

Asking Rent

\$6,500/mo

(including CAM and Taxes 2024 Base Year)

Electricity

Separately Metered



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